

**CITY OF BOULDER
LANDMARKS BOARD
August 5, 2015
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the August 5, 2015 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Kate Remley, Acting Chair

Mike Schreiner

Fran Sheets

Deborah Yin

*John Gerstle

**Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Angela Smelker, Historic Preservation Intern

Holly Opansky, Landmarks Board Secretary

1. CALL TO ORDER

The roll having been called, Acting Chair **K. Remley** declared a quorum at 6:01 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **M. Schreiner**, seconded by **K. Remley**, the Landmarks Board approved (4-0) the minutes of the June 3, 2015 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

Former Landmarks Board member **Mark Gerwing**, 1530 Lee Hill Drive, spoke in support of keeping the Central Park Bandshell "where it is". He referenced a survey stating the majority of the respondents noting this preference. He also referenced that it was the "will of the people" in 1995 to designate the Bandshell as a landmark. He invited the Board to stop by the Hometown Festival at this venue during Labor Day Weekend (presumably to see it in action).

**4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION
APPLICATIONS ISSUED AND PENDING**

- **Statistical Report**
- **1035 Kalmia Ave., Stay-of-Demolition expires Aug. 29, 2015**
- **2245 Arapahoe Ave., Stay-of-Demolition expires Sept. 14, 2015**

5. ACTION ITEMS

A. Public hearing for the proposed Administrative Rule Clarifying the Demolition Review Process.

Staff Presentation

M. Cameron

Public Hearing

Mark Gerwing, 1530 Lee Hill Drive, citizen of Boulder, spoke in support of the Administrative rule.

Peter Stewart, 1132 Jefferson Ave., architect and citizen of Louisville, spoke in support of the Administrative rule.

Abby Daniels, 1123 Spruce St., Historic Boulder, Inc., spoke in support of the Administrative rule.

Motion

No motion.

F. Sheets, in support

D. Yin, in support

M. Schreiner, in support

K. Remley, in support

B. Public hearing and consideration of a Landmark Alteration Certificate to construct a 451 sq. ft. detached garage with studio above at 820 Spruce St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2015-00151). Applicant: David Waugh. Owner: Judith Amabile.

Board members were asked to reveal any ex-parte contacts they may have had on this item.

K. Remley, site visit

M. Schreiner, site visit

F. Sheets, site visit

D. Yin, site visit

J. Gerstle

Staff Presentation

J. Hewat

Applicant's Presentation

David Waugh, architect, spoke in support of landmark alteration certificate.

Public Hearing

Judy Amabile, 820 Spruce St., owner, spoke in support of landmark alteration certificate.

Jim Best, 828 Spruce St., spoke in interest of learning about the potential visual barrier the structure may create.

Motion

On a motion by **K. Remley**, seconded by **M. Schreiner**, the Landmarks Board approved (4-0) the Landmark Alteration Certificate for the proposed construction shown on plans dated 05/27/2015, finding that the proposed new construction generally meets the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for constructing the garage in compliance with the approved plans dated 05/27/2015, except as modified by these conditions of approval.
 2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit a revised design that simplifies the mass and design of the proposed garage including the roof form to ensure that it is more subordinate to and compatible with the historic house and character of the alleyscape and not exceed 1 and ½ stories.
 3. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall provide details on the rehabilitation of the existing house.
 4. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee (Ldrc): window and door details, wall material details, siding material details, paint colors, roofing material details and details regarding any hardscaping on the property to ensure that the approval is consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* and the intent of this approval.
 5. Setback of the building from the alley must be similar to the buildings to the west of the property.
- C. Public hearing and consideration of an application to designate the building and property at 2949 Broadway as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00121). Owner: ALR Investments, LLC. Applicant: Michael Bosma.**
- This hearing was postponed at the request of the applicant.
- D. Public hearing and consideration of an application to designate the Atrium Building at 1300 Canyon Blvd. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00086). Owner: City of Boulder. Applicant: Historic Boulder, Inc.**

Staff Presentation

J. Hewat

Applicant's Presentation

Abby Daniels, Applicant, Historic Boulder, Inc., spoke in support of landmark designation.

Public Hearing

Leonard Segel, 726 Pine St., architect and citizen of Boulder, spoke in support of landmark designation.

Carl Worthington, (no address given), architect (business address is 2206 Pearl St.) and citizen of Boulder, spoke in support of landmark designation.

Kristin Lewis, 511 Pleasant St., architect and citizen of Boulder, spoke in support of landmark designation.

Jeff Wagener, 1950 Senda Rocosa St., son of Hobart Wagener, spoke in support of landmark designation.

Carl Abunta, 4840 Thunderbird Drive, citizen of Boulder and former Landmarks Board member, spoke in support of landmark designation.

Motion

On a motion by **M. Schreiner**, seconded by **F. Sheets**, the Landmarks Board adopted (4-0) a resolution to designation for the property located at 1300 Canyon Blvd., finding that it meets the criteria for such initiation pursuant to Section 9-11-3 "Initiation of Designation for Individual Landmarks and Historic Districts" of the Boulder Revised Code 1981, and, in balance, is consistent with the goals and policies of Section 2.33 of the Boulder Valley Comprehensive Plan.

6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

- A. Update Memo
- B. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential Resources

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 9:37 p.m.

Approved on September 2, 2015

Respectfully submitted,

Chairperson